LINN COUNTY JUVENILE COURTS BUILDING

Cost Opinion

		QTY	UNIT		COST/QTY		COST
SITE	Research/Topo/Boundary					$	2,500.00
	Rezoning/Preliminary Site Development Plan					$	2,000.00
	Alley Vacation/ Sanitary Sewer Easement Exhibit (in current ally)					$	500.00
	Combination of lots into one tax parcel					$	-
	Right of Way Acquisition Plat					$	500.00
	Submittal Fees					$	150.00
	Alley Vacation Fee *					$	1,000.00
	Soil Borings					$	4,500.00
	City Sidewalks	2,941	SF	$	3.50	$	10,293.50
	Paving	25,190	SF	$	5.50	$	138,545.00
	Curb and Gutter	998	LF	$	15.00	$	14,970.00
	Lawn (90%)	15,498	SF	$	2.00	$	30,996.00
	Landscaping (10%)	1,722	SF	$	8.00	$	13,776.00
	Flag Poles with lighting	3	EA	$	5,000.00	$	15,000.00
	Trash Enclosure	1	EA	$	15,000.00	$	15,000.00
	Sitework Total					*$*	*249,730.50*
BUILDING	2 Story Building	18,185	SF	$	200.00	$	3,637,000.00
	Furniture		Allowance			$	228,120.00
	Closed Circuit Surveillance		Allowance			$	10,000.00
	Building Total					*$*	*3,875,120.00*
	Project Subtotal					***$***	***4,124,850.50***
	LEED Certification (Silver) **	2% of Total Cost ***				$	82,497.01
	Project Subtotal					***$***	***4,207,347.51***
FEES	Construction Contingency	10	%			$	420,734.75
	Professional Fees	7	%			$	294,514.33
	TOTAL					**$**	**4,922,596.59**

* Cost does not include land value, closing cost, publication or recording fees

** LEED Certification is not guaranteed.

*** Soft and hard costs associated with LEED Certification vary depending upon the desired level of certification and inherent issues of site, program, and budget. Potential additional costs include, but are not limited to: LEED paperwork, energy modeling, daylight modeling, additional design time, registration and certification, commissioning agent, commissioning time, additional submittal oversight, construction waste management, etc. Typically one could expect a cost equal to 2% of the cost of the project to achieve a LEED Silver Certification.

NOVAK DESIGN GROUP